

The Sussex County Board of Adjustment will hold a Public Hearing on **Monday, January 25, 2021** at **6:00 p.m.**, to hear and consider the following applications. All Board of Adjustment public hearings are held in County Council Chambers, 2 The Circle, Georgetown, DE. The Board of Adjustment is holding these hearings under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. The hearings will be conducted using both in-person appearances and teleconference technology. The public is encouraged to participate in the hearings. Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agenda for this meeting that will be posted at least 7 days in advance of the meeting at sussexcountyde.gov.

Case No. 12514 – Steven Staniszewski seeks variances from the separation distance requirements, front yard, side yard and rear yard setback requirements for a proposed structure (Sections 115-50, 115-182, 115-183 and 115-188 of the Sussex County Zoning Code). The property is located on the east side of Arthurs Town Road within Bahamas Beach Cottages. 911 Address: 602 Arthurs Town Road, Bethany Beach. Zoning District: HR-2. Tax Parcel: 134-17.00-44.00-57

Case No. 12515 – RC Marshall, Inc. seek variances from the side yard, front yard setback requirements and the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) for proposed structures. (Sections 115-82, 115-182, 115-183, 115-185 and 115-194.1 of the Sussex County Zoning Code). The property located on the northeast side of Washington Street at the intersection of Coastal Highway (Rt. 1). 911 Address: 20469 Washington Street, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.08-173.00

Case No. 12516 – 20643 Daisey Road, LLC (c/o Ray Patton) seeks variances from the minimum lot size requirement and the minimum lot width requirement for proposed lot line adjustments (Section 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the northeast side of Daisey Road within the Rehoboth Manor Subdivision. 911 Address: 20643 Daisey Road, Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-19.12-38.02

Case No. 12517 – Ray & Carolyn V. Patton seeks variances from the front yard, rear yard setback requirements for existing structures and minimum lot size requirement and the minimum lot width requirement for proposed lot line adjustments (Sections 115-42, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Daisey Road within the Rehoboth Manor Subdivision. 911 Address: 20637 Daisey Road, Rehoboth Beach. Zoning District: GR. Tax Parcel: 334-19.12-38.01

Case No. 12518 – Furniture & More seeks a special use exception to place a tent for special events (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the northeast side of Coastal Highway (Rt. 1) at the intersection of Munchy Branch Road. 911 Address: 19287 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-325.04

Case No. 12519 – Krystal Waltman seeks variances from the corner front yard setback



requirement and separation distance requirement for proposed structures (Sections 115-34, 115-172 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of South Shore Drive Extension approximately 450 ft. south of Marina View Court. 911 Address: N/A. Zoning District: MR. Tax Parcel: 134-2.00-4.00, 3.01 and 5.00

All interested parties should participate and provide testimony. If unable to participate in the public hearing written comments will be accepted. Written comments shall be submitted prior to the public hearing(s).

Information pertaining to the applications may be reviewed in the Planning and Zoning Department, 2 The Circle, Georgetown, Delaware. Office hours are Monday -Friday 8:30 a.m. to 4:30 p.m.

